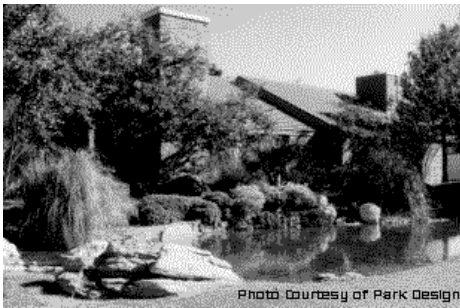




The City of San Antonio's original Landscape Ordinance went into effect January 9, 1994 and it's revision on January 7, 2002. It is enforced by the Development Services Department.

The primary purpose of the ordinance is to increase the attractiveness of commercial developments and reduce their negative environmental impact while adding property value.



A **landscape plan** is required with the application for a building permit if there is:

- ☛ *new construction of a structure for which a building permit is required*
- ☛ *an addition exceeding one thousand (1000) ft<sup>2</sup> or a ten percent (10%) increase to an existing structure for which a building permit is required*
- ☛ *construction of a new parking lot or an expansion of an existing parking lot within the street yard by more than two thousand (2000) ft<sup>2</sup>, or a ten percent (10%) increase to the existing parking area*

**NOTE:**

Residential uses with 4 or less dwelling units per lot are not required to comply with the ordinance.

## DEFINITIONS

**Caliper** - the diameter of a newly planted tree measured at 6" above the ground for trees up to 4" in diameter.

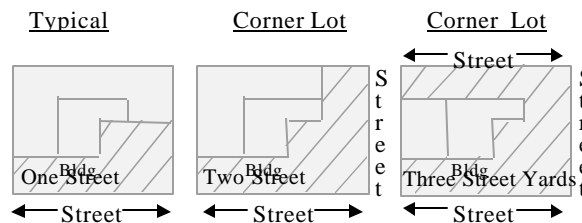
**Landscape Buffers** - provide separation between dissimilar land uses. Width is based on the zoning of the development and abutting property.

**Parking Lot Shading** - planting of large to medium trees in parking lots to provide a minimum of 25% shade. Additional points awarded: 35% - 5 pts., 50% - 15 pts.

**Screening of Surface Parking** - use of vegetation/hardscapes (30" min. ht.) to provide a more aesthetic view of paved surfaces & parking from the street.

**Street Trees** - placement of trees in the street yard parallel to the street at a maximum of 17' from the property line. Trees must average 50' apart.

**Street Yard** - the area of a lot or parcel which lies between the property line along a dedicated street and the front wall of the structure.



**Understory Preservation** - preservation of existing plants; trees, shrubs & ground cover. 15 additional points can be earned for parking lot shading and/or screening.

## MANDATORY REQUIREMENTS

- ☛ Off street loading spaces, detention/retention ponds, refuse, outside storage areas, and mechanical/communication equipment in the street yard must be screened (min. 6' ht.) from public view.
- ☛ Caliper of all newly planted trees must be a minimum of 1 1/2" & within a minimum area of permeable surface of 162 ft<sup>2</sup>.
- ☛ All planting areas must be mulched 4".
- ☛ A Texas Licensed Irrigators seal is required on all new landscape irrigation plans. Irrigation requirements may be waived for properly preserved existing plants.
- ☛ Trees/shrubs must be located 30" minimum from any pavement or curbing.
- ☛ Trees should not interfere or cause any present/future obstructions with overhead utilities.
- ☛ All plant material located in the street yard must be protected from damage with curbing or wheel stops.
- ☛ All plant material must be maintained in a healthy condition.
- ☛ All preserved existing trees/shrubs must be protected by fencing prior to any site work. Fencing must be erected at dripline of

tree(s) and maintained throughout construction.

## ELECTIVE REQUIREMENTS

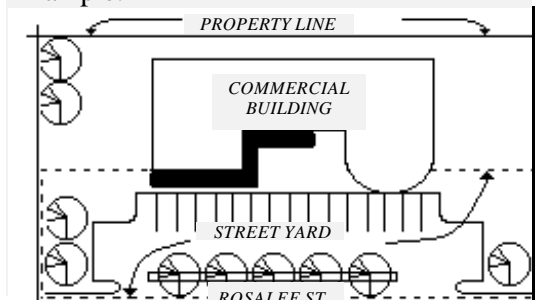
A minimum of sixty (60) points is required. If parking spaces are outside of the street yard, a minimum of twenty-five (25) points must be met.

The electives are:	points
* Street trees	25
* Screening of surface parking	25
* Parking lot shading	20
* Additional parking lot shading	5 or 10
* Existing trees	2 to 35
* Additional existing understory	15 or 30

Criteria to determine points for existing trees:

Street Yard -	Inside	Outside
Caliper of > 4" to < 6"	2 pts.	1 pt.
Caliper of ≥ 6" to < 12"	3 pts.	1 1/2 pts.
Caliper of ≥ 12" to < 18"	5 pts.	2 1/2 pts.
Caliper of ≥ 18"	7 pts.	3 1/2 pts.

Example:



Example: **Tabulation of Points**

Electives	Points
Street trees	25 pts.
Screening of surface parking	25 pts.
Parking lot shading	20 pts.

Total

70 pts.

## PLAN REVIEW REQUIREMENTS

It is important that the landscape plan (3 copies required) submitted contain the following information:

- ☛ A Landscape Architect seal is required on all plans for projects 4,300 ft<sup>2</sup> or larger.
- ☛ Project name, street address, legal description, date, scale, North arrow, and the name and phone number of the person preparing the plan.
- ☛ Vicinity map and location of lot lines with indication of the street yard.
- ☛ Location and width of existing and proposed streets and alleys, utility easements (indicate above or underground easements), driveways and sidewalks on or adjacent to the lot. Include overhead power line locations.
- ☛ Approximate center lines of existing water courses, 100 year flood plain areas, and approximate location of significant drainage features.
- ☛ Plant material schedule or legend including: common and botanical names, quantities, container or caliper sizes at installation, heights, spreads and spacing.
- ☛ Tabulation of points indicating electives used: street trees, Screening of surface parking, parking lot shading, existing trees/ understory preservation.
- ☛ Description of proposed irrigation system.
- ☛ Parking lot shading calculations.

## LANDSCAPE ORDINANCE



**CITY OF SAN ANTONIO**

**DEPARTMENT  
OF  
DEVELOPMENT SERVICES**

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